

Article amendments approved unless noted:	OMPC	Owensboro	Daviess Co.	Whitesville
New Article 22 Adopted	10-Mar-2016	3-May-2016		
Added near downtown parking overlay district	11-Apr-2019	07-May-2019	02-May-2019	

22.1 ARENA OVERLAY DISTRICT.

22.1.1 PURPOSE. The purpose of the Arena Overlay District is to encourage the concentration of recreational, entertainment and cultural uses to compliment the Owensboro Sportscenter and to provide additional recreational, entertainment and cultural activities within the City of Owensboro and Daviess County for the use and benefit of the citizens of the City, County and region.

22.1.2 ARENA OVERLAY DISTRICT BOUNDARY. The area designated as the Arena Overlay District consists of the city block, including adjacent public street rights-of-way, bounded by West Parrish Avenue, Hickman Avenue, West 12th Street and Parkview Drive. See Arena Overlay District Map in Section 22.1.10.

22.1.3 PERMITTED USES. All land in this overlay district shall retain its underlying zoning district designation as well as all characteristics (land uses, building setbacks, etc.) of the underlying zoning district designation as outlined in applicable sections of the Owensboro Metropolitan Zoning Ordinance. Additionally, the following land uses shall be allowed within this overlay district as principally permitted uses:

- Arenas
- Indoor Recreational Activities
- Public Facilities
- Restaurants
- Retail Sale of Merchandise
- Any other uses deemed to be clearly incidental to the operation/function of principally permitted uses within the Arena Overlay District

22.1.4 BUILDING HEIGHT. Buildings within this overlay district shall not exceed a maximum height of 85’.

22.1.5 PARKING REQUIREMENTS. Parking requirements within this overlay district are as follows:

- a. The minimum number of required off-street parking spaces for properties within this overlay district shall be as follows:
 - i. Arenas: 1 space per 4 seats.
 - ii. For all other land uses not listed in Section 22.1.3 see Article 13 Off-Street Parking, Loading & Unloading Areas.
- b. A Parking Master Plan is required to demonstrate how required parking will be accomplished by showing available on-site parking and other satellite parking locations. Off-site parking is acceptable to

meet the overall parking requirements within this overlay district.

22.1.6 LANDSCAPING REQUIREMENTS. Landscaping requirements within this overlay district are as follows:

- a. Property Perimeter Landscaping: The property perimeter landscaping requirements from Table 17.311 of this zoning ordinance are applicable to all properties within this overlay district.
- b. Vehicular Use Area Perimeter Landscaping: The vehicular use area perimeter landscaping requirements from Table 17.312 of this zoning ordinance are applicable to all properties within this overlay district.
- c. Vehicular Use Area Interior Landscaping: There are no vehicular use area interior landscaping requirements for properties within this overlay district.
- d. Requirements listed in Article 17 Landscape & Land Use Buffers including, but not limited to, those related to plant size, spacing, maintenance and sight triangle requirements also apply to properties within this overlay district.

22.1.7 SIGN REQUIREMENTS. Signage requirements within this overlay district are as follows:

- a. One multi-tenant free-standing sign within the overlay district is allowed.
 - i. Multi-tenant free-standing sign height shall not exceed 32’.
 - ii. Multi-tenant free-standing sign area shall not exceed 600 square feet.
- b. Building Sign area shall not exceed 600 square feet per building sign.
- c. Free-standing signs must be shown on the final development plan.
- d. See Article 9 Sign Regulations for other applicable signage requirements.

22.1.8 FINAL DEVELOPMENT PLAN REQUIRED. Development or redevelopment of any property located within the Arena Overlay District requires the submittal and approval of a final development plan before any building permits are issued. Final development plans within the Arena Overlay District shall be approved by the full Planning Commission. Minor modifications of previously approved final development plans within the Arena Overlay District may be approved by the Planning Director. Minor modifications may not increase building

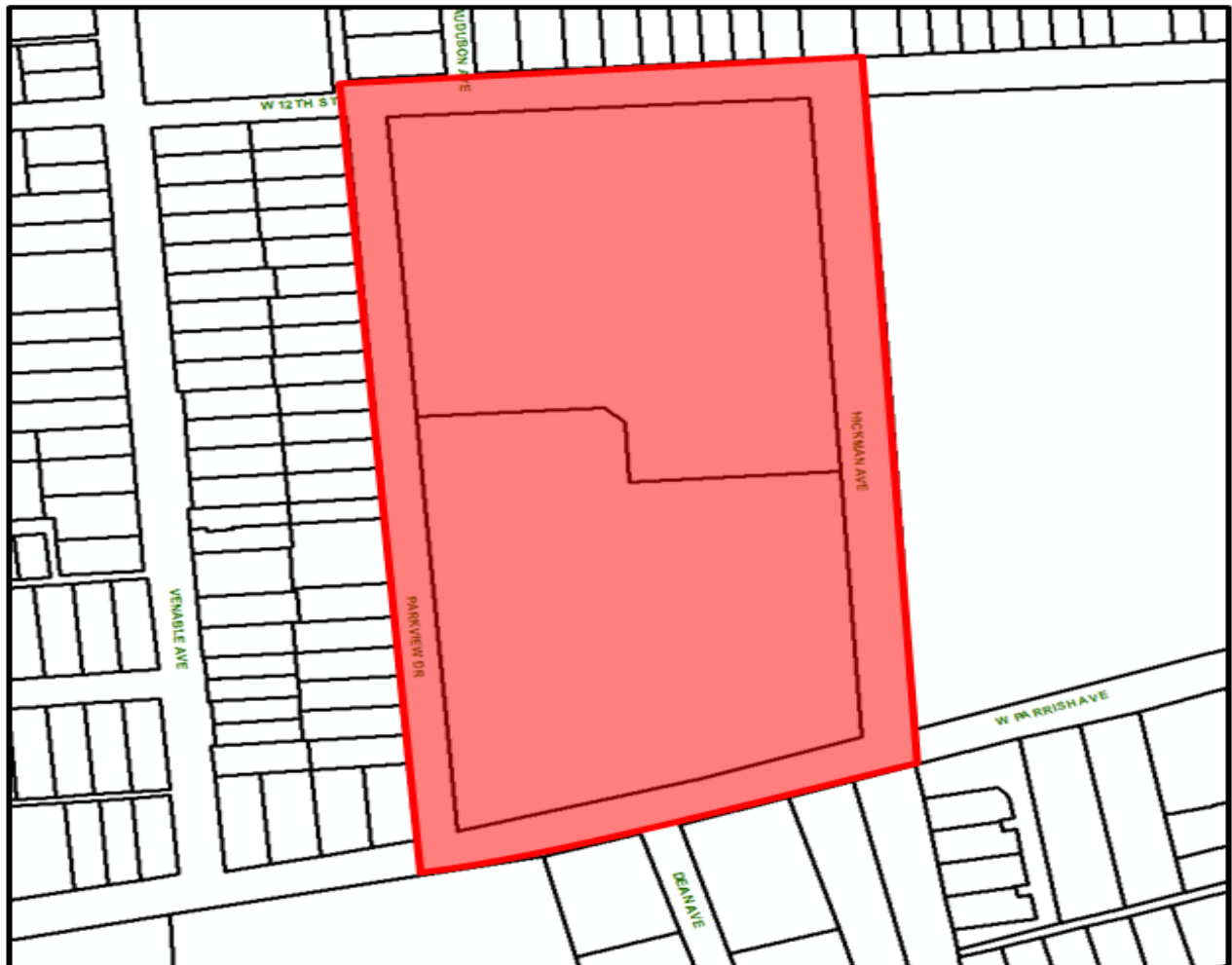
square footage or alter the number of parking spaces. See Article 16 Development Plans for more information regarding the development plan review process. The following items shall be included with any final development plan submitted within this overlay district:

- a. Completed final development plan application.
- b. Final development plan fee.
- c. Copies of the proposed final development plan, contents of which are outlined in the zoning ordinance and listed on the final development plan application form.
- d. A Parking Master Plan to be reviewed by OMPC staff, City Engineer staff and other applicable agencies must be submitted demonstrating compliance with parking requirements.
- e. A Lighting Plan must be submitted demonstrating how proposed lighting fixtures will be installed so as to reflect light away from adjoining properties.
- f. Other items, documents or materials deemed necessary by OMPC staff.

22.1.9 MISCELLANEOUS REQUIREMENTS.

- a. Issues not addressed by regulations contained within Section 22.1 Arena Overlay District that are addressed elsewhere within the zoning ordinance may apply to properties within this overlay district.
- b. All development within the Arena Overlay District is subject to the applicable requirements of the most recent version of the Kentucky Building Code.

22.1.10 ARENA OVERLAY DISTRICT MAP



22.2 NEAR DOWNTOWN PARKING OVERLAY DISTRICT

22.2.1 PURPOSE. The purpose of the Near Downtown Parking Overlay District is to encourage the densification of residential uses located near the downtown area when off-street parking may not be available as a result of the conversion of single family residential structures to multi-family residential structures or construction of new multi-family residential structures on vacant lots. Parking may be permitted on-street through a Conditional Use Permit by the Owensboro Metropolitan Board of Adjustment.

22.2.2 NEAR DOWNTOWN PARKING OVERLAY DISTRICT BOUNDARY. The area designated as the Near Downtown Parking Overlay District consists of the area surrounding the Downtown Overlay District boundary including adjacent public street rights-of-way, bounded by Orchard Street, Parrish Avenue, and Center Street. See Near Downtown Parking Overlay District Map in Section 22.2.

22.2.3 CONDITIONALLY PERMITTED ON-STREET PARKING shall be subject to the following:

- a. The subject property shall be located within the Near Downtown Parking Overlay District.

- b. The subject property shall be zoned R-4DT Inner City Residential.
- c. The applicant shall provide a parking analysis prepared by a Professional Engineer to include the following:
 - (1) On-street parking is available within the area to meet the minimum parking requirements of Article 13.
 - (2) The parking analysis shall be performed on four typical non-holiday work days, Tuesday through Thursday.
 - (3) The parking analysis shall be performed at 7:00AM, 12:30PM and 7:00PM to demonstrate on-street parking is available during peak times.
- d. On-street parking shall only be permitted on local streets as determined by their functional classification as listed on the current Major Street Setbacks and Buffers form T2

22.2.4 MISCELLANEOUS REQUIREMENTS. All development within the Near Downtown Parking Overlay District is subject to the applicable requirements of the most recent edition of the Kentucky Building Code and the OMPC Building, Electrical, HAVC department shall be contacted prior to any construction activity taking place.

2.2.5 Near Downtown Parking Overlay District Map

